NW1/4 OF SE1/4 & BEG NE COR OF S
RUN S 455.5 FT, W 200 FT, S 481
131.30 FT TO SR-25, RUN NW ALONG

PHELPS JOCK/PHELPS MEAGAN
122 NW OAK LEAF GLN
LAKE CITY, FL 32055

2026

12-3S-16-02086-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	12316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	10/16/2023 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	292,000
TOTAL MARKET VALUE	19,308
SOH/AGL Deduction	0
ASSESSED VALUE	19,308
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,308
TOTAL JUST VALUE	292,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/1052	5/21/2020	WD	Q	V	01	160,000

GRANTOR: OLINDA FRANCES CLARK

GRANTEE: JOCK & MEAGAN PHELP

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	5600	A	TIMBER 3	0					68.00	AC		1.00	1.00	1.00	281.00	281.00	19,108							
2	5910	A	SWAMP/CYPRES	0					5.00	AC		1.00	1.00	1.00	40.00	40.00	200							
3	9910	M	MKT.VAL.AG	0					73.00	AC		1.00	1.00	0.20	20,000.00	4,000.00	292,000							

REVIEW DATE 05/09/2023 BY JB Total Acres: 73.00 Total Land Value: 19,308 Market: 292,000 Agricultural: 19,308 Common: 0 PRINTED 05/12/2026 BY SYS